

<p>CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 801 North First Street, Room 400 San José, California 95110-1795</p> <p>STAFF REPORT</p>	Hearing Date/Agenda Number P.C. 01-14-04 Item No. 3.f.
	File Number PDC03-079
	Application Type Planned Development Rezoning
	Council District 4
	Planning Area Berryessa
	Assessor's Parcel Number(s) 244-19-029
PROJECT DESCRIPTION Completed by: Caleb Gretton	
Location: North side of Ringwood Court approximately 900 feet northerly of McKay Drive	
Gross Acreage: 4.74 Net Acreage: 4.74 Net Density: N/A	
Existing Zoning: IP Industrial Park Existing Use: Vacant	
Proposed Zoning: A(PD) Planned Development Proposed Use: Mix of Industrial Park and Light Industrial uses	
GENERAL PLAN Completed by: CG	
Land Use/Transportation Diagram Designation IP Industrial Park	Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Analysis and Recommendations
SURROUNDING LAND USES AND ZONING Completed by: CG	
North: Mix of industrial uses including office, R&D, warehouse, manufacturing, and auto repair	IP Industrial Park
East: Mix of industrial uses including, office, R&D, warehouse, incubator industrial, manufacturing	IP Industrial Park
South: Mix of industrial uses including office and manufacturing	IP Industrial Park
West: Mix of industrial uses including office and manufacturing	IP Industrial Park
ENVIRONMENTAL STATUS Completed by: CG	
<input type="checkbox"/> Environmental Impact Report <input checked="" type="checkbox"/> Negative Declaration	<input type="checkbox"/> Exempt <input type="checkbox"/> Environmental Review Incomplete
FILE HISTORY Completed by: CG	

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: CG

See attached memorandum.

Other Departments and Agencies

See attached memoranda from the Fire Department, Police Department

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The property owner is requesting a rezoning of the subject 4.74 gross-acre site from IP Industrial Park Zoning District to A(PD) Planned Development Zoning District to provide flexibility by allowing for a mix of industrial uses. In addition to the uses currently allowed in the IP Industrial Park district, the proposed Planned Development zoning would allow additional uses, such as industrial services, medium manufacturing, and laboratory processing, that are typically only allowed in the LI Light Industrial Zoning District.

The subject property is a flat, vacant parcel located on the north side of Ringwood Court approximately 900 feet north of McKay Drive. The subject property is surrounded by industrial uses that were developed under a previous zoning district designation of I Industrial that is no longer used by the City. The I Industrial district permitted a wider variety of industrial uses than the IP Industrial Park Zoning District. These surrounding land uses include warehouse, office, research and development, and light manufacturing.

The site is designated IP Industrial Park on the San Jose 2020 General Plan Land Use/Transportation Diagram. The General Plan text notes that: *The Industrial Park designation is an exclusive industrial designation intended for a wide variety of users such as research and development, manufacturing, assembly, testing and offices. Industrial uses are consistent with this designation insofar as any functional or operational characteristics of a hazardous or nuisance nature can be mitigated through design controls. The primary difference between the IP Industrial Park category and the Light Industrial*

ENVIRONMENTAL REVIEW

A Negative Declaration was circulated on December 18, 2003 for review and comment. The Negative Declaration included mitigation measures that are to be included in the design of the project to reduce any potential impacts to a less than significant level per the CEQA guidelines. The mitigation measures included mitigation for Air Quality, Biological Resources, Geology and Soils, Cultural Resources, Hazardous Materials, Hydration and Water Quality, Noise, and Traffic. With the inclusion of the required mitigation measures, per the adopted Negative Declaration, the project will have a less than significant impact on the environment.

ANALYSIS

The principal issues associated with this project are 1) conformance to the General Plan; and 2) compatibility with the surrounding uses.

General Plan Conformance

The proposed Planned Development Zoning District is consistent with the land use designation, major strategies, goals and policies of the San Jose 2020 General Plan.

The General Plan designation of the subject property is IP Industrial Park. The proposed rezoning is consistent with this designation in that the proposed zoning would permit a mix of industrial park and light industrial uses that are not hazardous or nuisance in nature. All development standards, setbacks, height limitations, landscape and parking requirements of the proposed Planned Development Zoning District are consistent with the IP Industrial Park Zoning District.

Per the General Plan, the City's economic development strategy strives to make San Jose a more balanced community by encouraging more commercial and industrial growth to balance existing residential development. The proposed Planned Development zoning is consistent with this economic strategy by providing new for-sale incubator industrial space within the City and providing increased flexibility to provide additional employment opportunities for the City residents.

One of the major policies of the San Jose 2020 General Plan is for the City to encourage the development of new industrial areas and the redevelopment of older marginal industrial areas. This policy is intended to promote responsible industrial growth within the City of San Jose. The proposed Planned Development Zoning would allow the development, for industrial purposes, of a vacant parcel of land that is located within an industrial neighborhood of a mix of uses, furthering the goals and policies of the

The permitted uses in the I Industrial Zoning District were generally divided between the Industrial Park District and the Light Industrial District.

The applicant proposes to rezone the subject property to A(PD) Planned Development Zoning District that would allow for a mix of industrial park and light industrial uses that are consistent with the surrounding uses that were developed under old I Industrial Zoning District. Development and Performance standards shall be consistent with the Industrial Park designation ensuring that the proposed rezoning will be consistent with the existing uses and any new industrial uses in the immediate vicinity.

Conclusion

As discussed above, the proposed rezoning is consistent with General Plan, and compatible with the surrounding uses. Staff recommends approval of the proposed A(PD) Planned Development Rezoning.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public. No specific comments have been received from the public.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of *Industrial Park*.
2. The proposed rezoning is compatible with surrounding land uses.